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80 Olvega Drive, Buntingford, Hertfordshire, SG9 9FJ

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Price £415,000

- Excellent starter home
- Downstairs W/C
- Well equipped kitchen / diner
- Three bedrooms
- Garage with parking
- Secluded location
- Large lounge
- Low maintenance south facing garden
- En-suite to bedroom one
- Complete upper chain

Tucked away in a quiet and private location, this attractive three-bedroom home combines comfort, efficiency, and modern living. The kitchen/diner features French doors that open directly onto a low-maintenance garden, ideal for al fresco dining and relaxing.

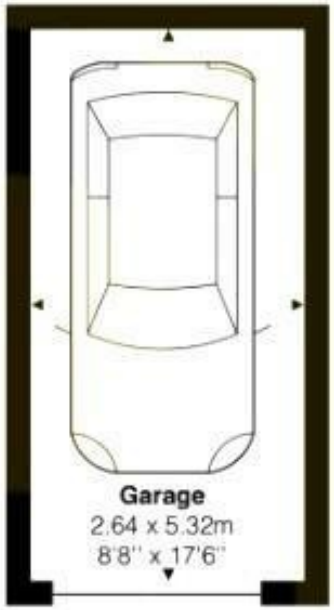
The ground floor includes a generous lounge with a cosy office nook, perfect for home working, along with a convenient downstairs washroom. Upstairs, a bright and airy galleried landing leads to three bedrooms. The main bedroom benefits from an en-suite shower room.

Additional features include a garage and off-road parking, solar panels for improved energy efficiency, and gas central heating throughout.

This is a fantastic opportunity to enjoy a peaceful lifestyle in a well-appointed home with excellent eco-friendly credentials.

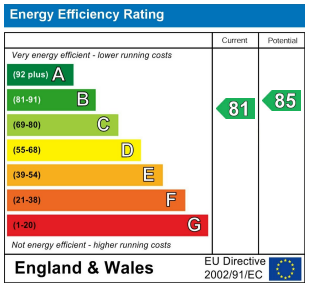
Ground Floor
Area: 39.5 m² ... 425 ft²

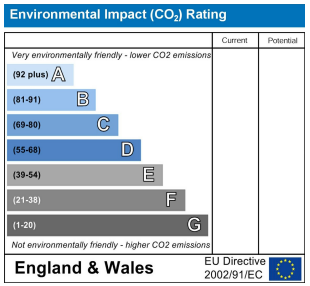
First Floor
Area: 39.5 m² ... 425 ft²



Outbuilding
Area: 14.0 m² ... 151 ft²

Total Area: 92.3 m² ... 993 ft²





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, IWestates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of IWestates estate agents.

Entrance
Timber and glazed front door. Security lamp. Canopy porch.

Entrance Hall
Radiator. Tile effect vinyl floor. Doors to:

W/C
Pedestal wash hand basin. Low level flush w/c. Radiator. Houses consumer unit. Extractor fan. Tiled effect vinyl floor.

Lounge
Window to front aspect. Two radiators. Tile effect vinyl flooring. Stairs to first floor. Door to:

Kitchen / Diner
A range of gloss white wall and base level units with wood effect countertops over. Wood effect vinyl flooring. Integrated fridge/freezer, dishwasher and washing machine. Built in double oven with 4 ring gas hob and extractor over. Tiled splash backs. Composite one and a half sink and drainer with chrome mono tap. Inset ceiling lights. Extractor fan. Radiator. Understairs storage cupboard. Radiator. Window to rear aspect. French doors leading to garden.

First Floor

Landing
Radiator. Airing cupboard housing hot water cylinder. Access to loft. Doors to:

Bedroom One
Window to front aspect. Radiator. Fitted wardrobes. Door to:

En-Suite Shower
Large walk-in shower cubicle with tiled surround. Pedestal wash hand basin with tiled splashback. Low level flush w/c. Tile effect vinyl flooring. Chrome ladder style radiator. Extractor fan. Inset ceiling lights.

Bedroom Two
Radiator. Window to rear aspect. Double mirrored fitted wardrobe.

Bedroom Three
Window to front aspect. Radiator.

Bathroom
Pedestal wash hand basin. Low level flush w/c. Panel bath with shower attachment. Tile effect vinyl floor. Chrome ladder style radiator. Obscure window to rear aspect. Extractor fan. Inset ceiling lights.

Outside

Front
Small rockery garden to the front of the house.

Garden
Good size patio area with raised lawn and gate to rear, Outside tap.

Garage & parking
Garage with parking in front. (Left hand garage)

Agents Note
Freehold
Loft partially boarded with power and ladder.
Service charge £250 p.a.
Council Tax Band D - £2,339.29 p.a.

iW Estates is acting as the marketing agent for this property, and all viewing appointments should be arranged through us. Move with Us, the appointed selling agent, is required to undertake purchaser identification, anti-money laundering and source-of-funds checks. A charge of £49 plus VAT (£58.80 including VAT) is payable by the purchaser as part of the compliance process and must be paid before a memorandum of sale can be issued.

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